



# City of Loma Linda Official Report

Floyd Petersen, Mayor  
Karen Gaio, Mayor pro tempore  
Robert Christman, Councilmember  
Stan Brauer, Councilmember  
Robert Ziprick, Councilmember

COUNCIL AGENDA: July 22, 2003

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Pamela Byrnes-O'Camb, City Clerk

SUBJECT: Minutes of June 17 and 24; May 7 joint meeting with Planning Commission

## **RECOMMENDATION**

It is recommended that the City Council approve the Minutes of June 17 and 24 and the May 7 joint meeting with the Planning Commission.

City of Loma Linda

City Council/Redevelopment Agency Minutes

Adjourned Regular Meeting of June 17, 2003

An Adjourned Regular meeting of the City Council and Redevelopment Agency was called to order by Mayor Petersen and Chairman Ziprick at 6:05 p.m., Tuesday, June 17, 2003 in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen/Agency Board Members Present: Mayor Floyd Petersen  
Mayor pro tempore Karen L. Gaio  
Robert H. Christman  
Robert Ziprick

Councilman Absent: Stan Brauer

Budget Committee Members Present: Jay Gallant  
Kurt Swigart  
George Pendered  
Robert Fitzsimmons  
Robert Frost  
Mary Lynn Cooke  
Jim McIntosh  
Jonathan Daly

Others Present: City Manager/Executive Director Dennis Halloway

Mayor Petersen chaired the meeting. No public participation comments were offered upon invitation of the Mayor.

CC-2003-084 -

CRA-2003-037 - Study Session with the Budget Committee and Staff relating to the 2003-2004 fiscal year budget.

- a. Overview of the Budget by City Manager
- b. Presentations by Department Heads
- c. Budget Committee comments and recommendations
- d. Discussion

City Manager Halloway presented an overview of the 2003-2004 fiscal year budget, stating that the budget addressed a variety of community priorities, as established by the City Council, Budget Committee and Staff and included:

- 1) Maintaining a policy of fiscal prudence.
- 2) Maintenance of the City's "rainy day reserve," as established in fiscal year 2001-2002, the total reserve being \$2,000,000; however due to the downturn and slow recovery of the economy, no additional contribution was included in fiscal year 2003-2004.
- 3) A Senior Center program budget to fund daily operational needs.

He then reviewed sales tax, property tax, motor vehicle in lieu fee, and water and sewer fees, as well as the state budget impact on local agencies for fiscal year 2003-2004, noting that:

- 1) Equipment capital expenditures were kept to a minimum.
- 2) Repayment to the City's Water Enterprise Fund for money used to acquire property in the South Hills was reduced from \$250,000 to \$125,000 per year until the balance is repaid in fiscal year 2006-2007.
- 3) The Loma Linda Public Financing Authority was formed, which enabled the refunding of the 1994 Certificates of Participation for the Civic Center Complex as well as the 1993 and 1994 Agency Tax Allocation Bonds. The refunding enabled the City to save approximately \$70,000 annually and the Agency to utilize approximately \$7.7 million to finance various undertakings of the Redevelopment Project.
- 4) Federal street improvement grants awarded to the City would be used to widen the Mountain View Bridge and to extend Evans Street from Redlands Boulevard to Barton Road.
- 5) Capital Improvement Projects budgeted in 2002-2003 and not completed were re-budgeted for fiscal year 2003-2004.
- 6) Economic Development continued to focus on business attraction/retention as well as programs to benefit the business community.
- 7) Acquisition of property in the North Central Neighborhood continued in order to accomplish affordable housing projects of mixed housing types to reduce the City's affordable housing deficit.

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- 8) Decreases in funding expected from the state budget shortfall were reflected in the proposed budget; however, further reductions may be needed upon state budget adoption.

Director of Public Works Thaipetr reviewed fiscal year 2002-2003 accomplishments, stating:

- 1) A federal grant of \$4.5 million will be used to widen the Mountain View Avenue Overcrossing, with construction anticipated to begin in the spring of 2004.
- 2) Grants totaling \$10 million were pending from the Department of Conservation, Recycling Grant; Library Bond Grant to expand the Loma Linda Branch Library, Office of Traffic Safety Grant, Proposition 50 (State Water Bond); Recycling Grant; and Safe Route to School Program Grant.
- 3) Grants and donations received during 2002-2003 totaled \$4,837,146.
- 4) Pavement rehabilitation occurred on 28 streets during 2002-2003.
- 5) Cottonwood Park, Hulda Crooks Dog Park and three ball fields west of Mt. View Avenue were completed, and playground equipment was installed at Leonard Bailey Park.
- 6) The Senior Center was completed.
- 7) All attic areas of the Civic Center Complex were cleaned.
- 8) A 4,800 square-foot storage building was constructed at the Corporation Yard.
- 9) A shelter at the Community Garden was constructed.
- 13) Dilapidated buildings in the North Central Neighborhood were demolished.
- 13) A Web page regarding recycling was created.
- 13) City Standard Construction Drawings were modified and updated.
- 13) In-house plan review and plan check for land development projects was improved and streamlined.
- 14) Two miles of waterlines were replaced.
- 15) Mt. View Well No. 5 was constructed and permanent operating status for Mt. View Well No. 3 was received.
- 16) The Urban Water Management Plan was completed.
- 17) Recoating of the 1 million gallon reservoir and installation of the SCADA Water Monitoring System were accomplished.

He then reviewed Departmental goals for 2003-2004, including:

- 1) Pursuing federal and state grants.
- 2) Preparing the majority of improvement plans and specifications in house.
- 3) Completing the Geographical Information System (GIS).
- 4) Continuing in house plan review, plan check and plan approval.
- 5) Satisfying the new requirements of the National Pollutant Discharge Elimination System (NPDES) Permit Program.
- 6) Pursuing funding for widening the Mt. View Avenue Overcrossing.
- 7) Relocating the Beaumont Avenue Bridge spans for pedestrian access to trails.
- 8) Improving the remote control water meter reading.
- 9) Satisfying the 30 percent solid waste diversion requirement.
- 10) Providing City Standard Construction Drawings via the City's website.
- 11) Completing pavement rehabilitation for 30 streets.
- 12) Installing/replacing three miles of waterline.
- 13) Upgrading Hulda Crooks Park and improving the Edison Easement.

Councilman Christman commended the Budget Committee and Staff for their efforts, and left at 6:27 p.m.

Director of Public Safety Crawford then highlighted various aspects of the Department's budget, stating:

- 1) The Department of Public Safety Budget encompassed police services, code enforcement, parking control, fire prevention, fire and rescue services, disaster preparedness, and animal control.
- 2) The focus for 2003-2004 was to add more capability to the Fire and Rescue Division by adding two captains in order to cover two engines and a squad, in order to be better able to respond to the volume, type, and manner in which calls came in.
- 3) The City recently received confirmation of a \$46,500 grant from the State Department of Housing and Community Development for capital items for Code Enforcement. A portion of the grant money will be used to purchase computers, printers, and a truck.
- 4) A grant for \$41,000 from the State Office of Justice Homeland Security Program will be used to reduce the Fire and Rescue and Disaster Preparedness Budgets.

Chief Crawford then responded to questions.

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Director of Community Development Woldruff highlighted various aspects of the Departmental Budget, which included contract Building and Safety services, noting the following goals:

- 1) Complete the General Plan document and initiate a major update to the Development Code that will ensure implementation of the new General Plan.
- 2) Complete City initiated projects, such as the Redlands Boulevard Zone Change, Mission Road Historical District Overlay, and annexation of the Bryn Mawr area and Peterson Tract.
- 3) Complete the review of the University Village and Orchard Park Specific Plan Projects as well as the adjacent Small Properties Project to determine environmental affects.
- 4) Continue to support and assist commissions, committees, boards and staff.
- 5) Complete an amendment to the Municipal Code to add a Residential Dwelling Unit Inspection Program.
- 6) Continue enforcing the provisions of the Loma Linda Municipal Code, state and federal codes, and to provide inspections pursuant to the Housing Code on an as-needed basis.

The Budget Committee acknowledged financial obstacles due to the condition of the State's budget and drop in the economy. The Budget Committee then noted that:

- 1) As in previous budgets, the 2003-2004 budget lacks provision for capital asset planning.
- 2) Many of the capital assets acquired in 2002-2003 via the loan from California Communities do not have allocated replacement costs in 2003-2004, and have generated a five-year liability for the City.
- 3) Although a budget of recreation has increased, a master plan for recreation and trails is lacking.
- 4) No new revenue sources have been created to address increases in spending and other costs, such as the California Communities Loan.
- 5) Planning is needed to address decline of future revenue, in light of the affect of the State's budget, which is anticipated to impact cities for at least four years, including normal personnel attrition with appropriate review of vacant or vacated positions and possible services to be reduced or contracted out.

The Committee then recommended:

- 1) Adding a Capital Replacement Fund under General Fund Reserve in order to accrue replacement costs for the capital assets from the California Communities Loan, and to include in future budgets the balance of capital assets.
- 2) Conducting a review of all revenue generating or potential revenue generating public services and adjusting existing revenue sources appropriately.
- 3) Partially fund the capital replacement program out of the General Fund Reserve in an amount of \$50,000 to \$70,000.
- 4) Postpone the General Fund Reserve increase to save approximately \$150,000 for General Fund operations due to the affect of the State's Budget on the City.
- 5) The General Reserve Fund not be further compromised for ongoing operations.
- 6) Review installation of parking meters as a potential revenue source.

Extensive discussion ensued.

**Motion by Hansberger, seconded by Ziprick and carried to allocate \$50,000 from unallocated General Funds and place it in a new General Fund Capital Replacement Fund. Christman and Brauer absent.**

**Motion by Ziprick, seconded by Hansberger and carried to accept the report and recommendations of the Budget Committee and Staff. Christman and Brauer absent.**

Mayor Petersen and Chairman Ziprick thanked the Budget Committee and Staff for their efforts.

The meeting adjourned at 8:03 p.m.

Approved at the meeting of

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City Clerk

City of Loma Linda

City Council Minutes

Regular Meeting of June 24, 2003

A regular meeting of the City Council was called to order by Mayor Petersen at 6:08 p.m., Tuesday, June 24, 2003 in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Councilmen Present: Mayor Floyd Petersen  
Mayor pro tempore Karen L. Hansberger  
(Arrived 6:25 p.m.)  
Robert H. Christman  
Stan Brauer  
Robert Ziprick

Councilman Absent: None

Others Present: City Manager Dennis Hallaway  
City Attorney Richard E. Holdaway

**CC-2003-085 – Workshop pertaining to the Bi-County Corridor**

Mayor Petersen introduced the item, stating that the purpose of the workshop was to obtain an understanding of the transportation issues between Moreno Valley and the Riverside/San Bernardino Area. He explained that the City of Loma Linda is not the lead agency for the proposed project; however, the City is an important player in the decisions to be made concerning possible corridors to connect various portions of Riverside and San Bernardino County to provide transportation corridors to alleviate traffic and thus enhance the safety of travelers. He went on to say that the project involved a number of entities, including San Bernardino County, Moreno Valley, Loma Linda, and a number of other cities within the jurisdiction of Riverside and San Bernardino Counties. The proposed corridors not only included transportation from Moreno Valley through Loma Linda to the I-10 Freeway, but also involved routes through Pigeon Pass, Colton and Grand Terrace. The project involved a number of transportation routes and variations to those routes and was very complex, of which Loma Linda was only a portion.

He stated that a number of informational meetings and public hearings would be held, resulting in a decision as to what the final project would be. The process involves gathering information at the workshops to facilitate the environmental and public hearing process.

Mayor Petersen then introduced Ty Schuilling of the San Bernardino Association of Governments (SANBAG), who introduced Kathy Bechtel of RCTC, and presented background, stating:

- 1) As early as 1990, Riverside County Transportation Commission (RCTC) and SANBAG recognized that the area between Moreno Valley and San Bernardino provided poor access to the two areas.
- 2) A study was commissioned to identify ways to facilitate future access between the two areas so, as the counties grew and looked for future economic development and cultural opportunities in the area rather than the coastal areas, better communication and transportation would be available.
- 3) Improved transportation by way of access from the I-10, 60 and 215 Freeways was needed.
- 4) In order to have access from Moreno Valley, Redlands, Yucaipa, San Bernardino, Grand Terrace, and Loma Linda, it was necessary to improve Reche Canyon, Pigeon Pass, Redlands Boulevard, as well as to establish new corridors.
- 5) Representatives of Riverside and San Bernardino Counties met to explore possible solutions to provide improved access between the two growing areas.
- 6) Many alternatives were evaluated and many public meetings were held.
- 7) The crucial issue is whether or not, given the alternatives, it will be possible to preserve right-of-way so that at some point in the future when the facilities are needed, it will be possible to do so without condemnation of land and houses.
- 8) In order to preserve right-of-way, an environmental review is needed, and a Notice of Preparation was released to solicit comments to ensure that the complete spectrum of environmental issues was identified.
- 9) The period for which responses were solicited ended in mid-June; however there were requests for an extension, and it was agreed that submittal of comments after the deadline would be considered.
- 10) A Draft EIR is scheduled to be prepared beginning now and ending in the spring of 2004.
- 11) When the EIR is circulated, there is a formal review period of 45 days, which provides opportunity for interested parties to submit formal comments to which responses must be developed as part of the EIR process. Thereafter, a final EIR will be available, which would be a combination of the Draft EIR, comments, and responses to the comments.

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- 12) The purpose of the EIR is to form policy decisions on the preservation of right-of-way for the various corridors.
- 13) The study is an objective attempt to spread the burden or impact of providing transportation access to several communities. In other words, the objective is to ensure that the travel demand from Riverside County to San Bernardino County is not focused in one community, but rather, that all affected communities share in the benefits as well as the burden.
- 14) Each community will determine what it is willing to share to provide access.
- 15) It is necessary to identify the corridors in order to set aside land in each entity to allow the corridor to succeed.
- 16) The project is a long-term project and not anticipated to be built in this decade as funds are not available; however, if right-of-way is not preserved, the project ceases.
- 17) The urgency is preservation of right-of-way in light of proposed development and initiatives which could close some of the options

Others speaking were: Noel Christensen, 25831 Emmerson Street, who submitted comments on the Notice of Preparation of EIR; Frank Povero, 26560 Cornell Street; Anne Marie Keri, 26628 Tanager Court; Rick Berg, 26531 Cornell Street; Glenn Elssmann, 11641 Poplar Street; and Charles Umeda, 25110 Tulip Avenue

A summary of their comments and concerns is as follows:

- 1) The EIR is a program EIR and not a project EIR and may be too general as to traffic and noise.
- 2) The proposed route through Loma Linda is not specific.
- 3) Defer the EIR process in order to provide opportunity for residents of Loma Linda to speak on the issues.
- 4) The roadway through Loma Linda may be highly visible; therefore, light and glare from vehicles as well as air pollution will protrude into residential areas.
- 5) The project will involve loss of plant life, animals, and area historical cultures; impacts on soil, mineral resources, flood plans and drainage.
- 6) Neighborhoods will be impacted with more vehicular traffic and noise.
- 7) Public Safety services will be impacted by increase in population and freeway accidents.
- 8) Loma Linda will no longer be a small community.
- 9) Not opposed to freeways in general, but opposed to proposed alignment.
- 10) Although the concepts have been discussed for a number of years, the progress made is surprising.
- 11) The restriction of "no through trucks" cannot be enforced.

Mayor Petersen thanked Mr. Schuilling and Ms. Bechtel and indicated other informational meetings would be held.

The City Council recessed at 7:15 p.m. and reconvened at 7:20 p.m. with all members present.

Retired Pastor William Bothe led the invocation and Councilman Christman led the Pledge of Allegiance. No items were added or deleted.

#### **Scheduled and Related Items**

#### **CC-2003-086 – Presentation of congratulations to Don and Dorothy Christman on the occasion of their 60<sup>th</sup> wedding anniversary**

Councilman Christman escorted his parents to the podium, and presented a narrative of their 60 years together. He then presented the formal congratulatory document, signed by each member of the City Council, in recognition and commemoration of their 60<sup>th</sup> wedding anniversary. Mr. and Mrs. Christman thanked the City Council and friends who shared the occasion with them. Mayor Petersen declared June 24 as Don and Dorothy Christman day in Loma Linda.

#### **Oral Reports/Public Participation**

Mayor Petersen introduced Celicia Kennedy-Ross, reporter for The Sun.

George Ryder, 11885 Columbia Court, questioned the continuing train whistles in light of the temporary closing of Beaumont Avenue, and suggested Beaumont Avenue be closed permanently. Mayor Petersen asked staff to contact the railroad and request a moratorium on the train whistle because Beaumont Avenue was closed for construction of the San Timoteo Creek improvements.

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Bill Westerman, 24414 University Avenue, addressed the City Council concerning the continued noise from Gate City Beverage and the continued delay in constructing the sound wall, noting that the problem has existed for two and one-half years. He then played a tape of the noise, which occurred late at night and into the morning hours as well as various times during the day. He asked the City Council to intervene and assist the residents of the mobile home park.

Mayor pro tempore Hansberger suggested that a point has been reached where the issue may be a legal issue in that The City of San Bernardino did not appropriately provide notice to the residents of the mobile home park regarding a change in the operations of Gate City Beverage. Gate City Beverage was not located in the City of Loma Linda, but Loma Linda residents were impacted by the noise from the business.

City Attorney Holdaway noted that because it was not an agenda item, scope of discussion was limited; however there were legal grounds for a nuisance action, and suggested that the item be placed on the next agenda for a closed session to discuss the legal issues.

Mayor Petersen asked that the item be agendaized for the July meeting.

Todd Williams, 26638 Tanager Court, asked about eliminating the train whistles because the Beaumont Avenue crossing was closed. He also spoke about excessive noise from construction of the San Timoteo Creek improvements. Director of Public Safety Thaipr indicated he would contact the resident engineer for the project, and noted that he met weekly at the construction site and would address the issue.

**Scheduled and Related Items (Continued)**

**CC-2003-087 – Presentation of plaques in recognition of service to the community**

- a. Leland Lubinsky – Historical Commission, August 1999-July 2003
- b. Gail Clary – Parks Committee, August 1999-July 2003
- c. Edison Jaffery – Parks Committee and Traffic Advisory Committee, October 1999-July 2003
- d. Attarah Jaffery – Parks Committee, October 1999-July 2003
- e. Julia Rogers – Traffic Advisory Committee, October 1999-July 2003

Mayor Petersen announced each name, acknowledging their service to the community, noting that none of the former committee or commission members were present, and stating that the plaques would be forwarded to them.

**CC-2003-088 – Public Hearing – Council Bill #O-2003-5 – Amending the Loma Linda Municipal Code relating to parking regulations**

The public hearing was opened, and City Manager Holloway asked that the item be continued to July 22. No public testimony was offered.

By common consent, the item was continued to July 22.

**CC-2003-089 – Consent Calendar**

Motion by Christman, seconded by Hansberger and unanimously carried to approve the following items:

The Demands Register dated June 24, 2003 with commercial demands totaling \$225,667.83 and payroll demands totaling \$179,477.87.

The Minutes of May 13, May 27 and June 10 as presented.

The Right of Entry Agreement with Jim Keefe relating to temporary storage of a span of the Beaumont Bridge at a site east of Mountain View Avenue and west of the Southern California Edison Easement.

**CC-2003-090 – Right of Entry Agreement with Loma Linda University regarding temporary storage of a span of the Beaumont Bridge at the terminus of Ohio Street**

It was noted that three members of the City Council may have a possible conflict of interest because of their affiliation with Loma Linda University, owner of the subject site. City Attorney Holdaway commented that there appeared to be no financial affect on Loma Linda University, which is a source of income to Council Members; therefore there would not be a conflict of interest within the meaning of the Political Reform Act.

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**Motion by Christman, seconded by Hansberger and unanimously carried to approve the Right of Entry Agreement with Loma Linda University regarding temporary storage of a span of the Beaumont Bridge at the terminus of Ohio Street.**

**Old Business**

**CC-2003-091 – Appointment Committee/Commission Members**

- a. Parks, Recreation, Beautification Committee
- b. Traffic Advisory Committee
- c. Planning Commission

The City Clerk introduced the items, noting that Special Vacancy Notices had been posted for all vacancies; three vacancies occurred on the Parks, Recreation, Beautification Committee; one application had been received. There was one vacancy on the Traffic Advisory Committee, and there were no vacancies on the Planning Commission; however appointments to the Commission had been continued to this meeting. She then recommended that membership be reduced for the Parks, Recreation, Beautification and Traffic Advisory Committees.

Director of Community Development Woldruff indicated that the Chairman of the Parks, Recreation, Beautification Committee concurred in reducing membership of that Committee. Director of Public Works Thaipetr, liaison to the Traffic Advisory Committee, had no objection to reduction of the number of committee members.

**Motion by Hansberger, seconded by Ziprick to appoint Miguel Rojas to the Parks, Recreation, Beautification Committee for a three-year term to expire June 30, 2006, and to reduce Committee membership to eight.**

**Motion by Hansberger, seconded by Ziprick and unanimously carried to reduce membership of the Traffic Advisory Committee to 12.**

**Motion by Hansberger, seconded by Ziprick and unanimously carried to re-appoint Eric Essex to the Planning Commission for a three-year term to expire June 30, 2006, and to re-appoint Michael Christianson to the Alternate position for a one-year term.**

**CC-2003-092**

**CRA-2003-038 – Joint meeting of the City Council and Redevelopment Agency relating to the 2003-2004 fiscal year budget**

- a. Council Bill #R-2003-31 – Approving a loan to the Agency
- b. Council Bill #R-2003-32 – Approving the 2003-2004 adjusted appropriations limit
- c. Schedule "A" for Law Enforcement
- d. COPS Grant Expenditure Plan
- e. Investment Policy
- f. Employee Computer Purchase Program
- g. Council Bill #R-2003-33 – Adopting the 2003-2004 fiscal year budget
- h. CRA Bill #R-2003-17 – Accepting a loan from the City
- i. CRA Bill #R-2003-18 – Adopting the 2003-2004 fiscal year budget

Chairman Ziprick called the Agency Board meeting to order at 8:03 p.m. All members were present.

City Manager Hallaway presented amendments to the proposed 2003-2004 budget and recommended the amendments be included in the final budget document rather than being submitted at a later date.

Director of Finance DeAnda reviewed the proposed modifications and responded to questions.

**Motion by Christman, seconded by Ziprick and unanimously carried to adopt Council Bill #R-2003-31.**

**Resolution No. 2288**

A Resolution of the City Council of the City of Loma Linda, California, authorizing a loan to the Loma Linda Redevelopment Agency in the sum of \$2,483,550

**Motion by Christman, seconded by Hansberger and unanimously carried to adopt Council Bill #R-2003-32.**



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**Resolution No. 2289**

A Resolution of the City Council of the City of Loma Linda, California adopting an amended City Appropriations Limit for Fiscal Year 2003-2004 in accordance with the provisions of Division 9 of Title 1 of the California Government Code

**Motion by Ziprick, seconded by Hansberger and unanimously carried to approve Schedule "A" for Law Enforcement Services.**

**Motion by Hansberger, seconded by Ziprick and unanimously carried to approve the COPS Grant Expenditure Plan.**

**Motion by Ziprick, seconded by Hansberger and unanimously carried to approve the Investment Policy.**

**Motion by Hansberger, seconded by Christman and unanimously carried to approve the Employee Computer Purchase Program.**

**Motion by Christman, seconded by Hansberger and unanimously carried to adopt Council Bill #R-2003-33, including amendments as submitted by Staff.**

**Resolution No. 2290**

A Resolution of the City Council of the City of Loma Linda, California, adopting the Final Budget for the City of Loma Linda for the fiscal year commencing July 1, 2003 and ending June 30, 2004

**Motion by Petersen, seconded by Hansberger and unanimously carried to adopt CRA Bill #R-2003-17.**

**Resolution No. 208**

A Resolution of the Loma Linda Redevelopment Agency authorizing acceptance of a loan from the City of Loma Linda in the amount of \$2,483.550

**Motion by Petersen, seconded by Christman and unanimously carried to adopt CRA Bill #R-2003-18, including amendments as submitted by Staff.**

**Resolution No. 209**

A Resolution of the Loma Linda Redevelopment Agency establishing a Final Budget for Fiscal Year 2003-2004

The Agency Board recessed at 8:08 p.m. to allow completion of the City Council Agenda.

**New Business**

**CC-2003-093 – Proposed street names for Tract 16259, south of Barton Road and west of Oakwood Drive**

Director of Community Development Woldruff presented the report, stating that in 2002, the City Council allowed the Loma Linda Children's Hospital to auction the opportunity to name a street for fundraising purposes. Dr. Aqeel Khan purchased that opportunity and requested Street A be named Dr. Aqeel Khan Drive. She then reviewed the names suggested for the remaining streets. Extensive discussion ensued concerning guidelines for naming streets, with the suggestion that streets bear the last name only of a person for which it is named.

**Motion by Brauer, seconded by Hansberger to approve the street names as listed with the exception of changing street name "A" to Khan Drive.**

Director of Community Development responded to questions, confirming that the remainder street names were chosen from an approved list. Mayor pro tempore Hansberger suggested that the approved street name list be modified to include names of people who have significantly contributed to or made a difference in Loma Linda, and that the amended list be provided to developers for choice of street names for their specific development.

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**By common consent, the item was referred to the Historical Commission for submittal of recommendations to the City Council on July 22.**

**Reports of Councilmen**

Councilman Ziprick asked if Council Members can participate in the League of California Cities Political Action Funding campaign. City Attorney Holdaway stated that there were limitations as to mass mailing and using public funds to influence the electoral process; however, to his knowledge there were no limitations regarding Council activity in promoting a particular cause or encouraging others to do so. City Council could take action to support a position, but could not allot funds to do so.

Councilman Brauer asked for an update pertaining to the design of the replacement bridge at Beaumont Avenue, and a status report on the San Timoteo Creek Improvement Project. City Manager Halloway responded that the replacement bridge was designed for an at-grade crossing; therefore, train whistles would again be implemented. Director of Public Works Thaipr added that although the replacement bridge would be wider than the former bailey bridge, it would not double the former bridge in length.

Councilman Brauer asked about the possibility of closing Beaumont Avenue permanently. Director of Public Works Thaipr responded that part of the EIR for the San Timoteo Creek Project addressed bridge replacement versus closure, and it was determined that the bridge would be replaced because of traffic circulation needs. City Manager Halloway added that other concerns involved segregating a portion of the community as well as public safety issues, including response times. Discussion had occurred regarding possible re-alignment; however, that proved to be cost prohibitive. Grant funds were available to replace the bridge at grade, but not for re-alignment of Beaumont Avenue to allow a crossing at a different location.

Glenn Elssmann, 11641 Poplar Street, spoke, stating that he controlled the land where a re-alignment of Beaumont Avenue could occur, and would be interested in discussing the issues and options if the City Council desired.

Councilman Christman reported that Hillwood submitted a letter of credit for \$5 million related to developing land owned by the IVDA, and infrastructure improvements would begin in the IVDA territories. The Hillwood agreement did not include any Airport land.

Mayor Petersen commented on the campaign to obtain sufficient signatures to place a recall of Governor Davis on a future ballot.

Councilman Ziprick asked that an item be placed on the next agenda as a follow up to the workshop this evening concerning the Bi-County Corridor, noting that the urgency for decision as to where a corridor is to be located and when the decision is to made is that development may be proposed for areas considered for the corridor, and reserving right-of-way at this time would be essential.

The meeting adjourned at 8:36 p.m.

Approved at the meeting of

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City Clerk

# Minutes

# City of Loma Linda

*Department of Community Development*

## SPECIAL JOINT MEETING

## CITY COUNCIL & PLANNING COMMISSION

A Special Joint Meeting of the City Council and the Planning Commission was called to order by Mayor Floyd Petersen at 6:15 p.m., **Wednesday, May 7, 2003**, in the Community Room, 25541 Barton Road, Loma Linda, California. Mayor Petersen invited the members present to introduce themselves.

### Council Members Present:

Mayor Floyd Petersen  
Robert H. Christman  
Robert Ziprick

### Council Members Absent:

Karen Hansberger, Mayor pro tempore  
Stan Brauer

### Commissioners Present:

Marilyn Roberts, Chair  
Randy Neff, Vice Chair  
Eric Essex  
Shakil Patel  
Mary Lee Rosenbaum  
Michael Christianson, Alternate

### Staff Present:

**Dennis Halloway**, City Manager, **Deborah Woldruff**, Community Development Director, **Jarb Thaipejr**, Public Works Director/City Engineer, **Lori Ludi**, Senior Planner, **Raul Colunga**, Assistant Planner; and **Jocelyne Larabie**, Administrative Secretary.

### ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

No oral report was presented.

Director Woldruff welcomed everyone to the meeting and explained that the meeting had been held in the less formal setting of the Community room to promote free-flowing dialog between the City Council and the Planning Commission members.

Ms. Woldruff continued to say that documentation had been placed before them that may facilitate discussion. These documents were: 1) Section 1.2.2 of the Loma Linda General Plan – Vision of Loma Linda's Future; 2) Section III of the Loma Linda Strategic Action Plan – Assets and Challenges; and 3) Section V. of the Loma Linda Strategic Action Plan – Loma Linda's Future 20 Years from Now.

#### **1. The Big Picture**

- a. State of the Economy
- b. Remaining Development Opportunities

Ms. Woldruff invited Mr. Dennis Halloway, City Manager to say a few words to get the meeting under way. Mr. Halloway opened with a brief statement regarding the State budget and its effects on the City of Loma Linda's budget. He explained that in order to prosper, it was important that the City increase its sales tax base. He pointed out areas of the City that present opportunities for development such as the South Hills area, properties along Mission Road, and those at Mountain View Avenue and I-10.

Mr. Halloway announced that Director of Public Works, Mr. Jarb Thaipejr had received news that the Department had been awarded a grant in the amount of \$4.5 million for the widening of the Mountain View Avenue Bridge. Mr. Thaipejr explained that the plans for the widening were completed and with the help of other funds that had been designated for the project, the construction would begin in the next fiscal year. The project would consist of adding one span of traffic lane over the railroad tracks and one over the San Timoteo Creek.

Mr. Halloway concluded his remarks by encouraging both the Planning Commission and the City Council to verbalize their ideas and achieve goals that would ultimately benefit the residents of the City of Loma Linda.

## 2. Community Vision of the City and Future Development

- a. Strategic Plan
- b. Draft General Plan

Director Woldruff stated that Section V. of the Loma Linda Strategic Plan dealing with the future of the City provided an idea of what the community wanted the City to become in the next 20 years and that although the General Plan was not on the agenda for the meeting, both bodies should keep in mind the scope of the Updated General Plan. The Plan is in its public review stage and would be presented to the community, the Planning Commission and the City Council in public hearings later this year.

## 3. City Council Goals vs. Planning Commission Goals

- a. What issues are important to the Planning Commission?
- b. What issues are important to the City Council?
- c. What are the Commonalities?
- d. What are the Differences?
- e. Emergent and/or Shared Goals

Councilman Christman requested clarification on the meaning of the term " neo-traditional". Director Woldruff explained that the term referred to a concept of design that returned to the idea of safe, friendly and walkable communities of years ago.

Councilman Christman reported that he attended a meeting where the Anderson/Tippecanoe freeway access was discussed. He stated that the IVDA had budgeted an important amount for this project and that the project was proceeding. Mr. Christman did not have a timeline.

Mayor Petersen stated that in his opinion there are two issues that required important consideration and those were density, with low density meaning more traffic as people must travel to and from their jobs vs. high density where people would work where they live therefore having fewer cars on the road; and transportation, with the bi-county corridor to Moreno Valley playing an important role in the future of Loma Linda.

The Mayor's statement opened an extensive discussion on the bi-county corridor. On a question from Commissioner Rosenbaum, the Mayor explained that it was a bi-county corridor project involving the counties of Riverside and San Bernardino. Commissioner Roberts expressed her concern that such a road would divide the city and impede any efforts to maintain the cohesive character of Loma Linda. Commissioner Christianson expressed his view that the zoning on the frontages of both Redlands Blvd and California Street be designated as commercial. Director Woldruff pointed that the current mixed-use designation was suitable for development of that area.

Mayor Petersen explained that the Planning Commission was created to relieve the workload of the City Council. It was the consensus that the Commissioners would provide their view on what they see as their roles as commissioners and share their goals and concerns.

Mr. Randy Neff, Vice Chair of the Planning Commission spoke first and identified the following issues:

- Density – In the area of the University of Loma Linda where downtown could be developed as focal point
- Traffic issues at Mountain View Avenue and Anderson Street
- Parking of oversized vehicles, semi, etc.
- Goal is to conserve the beauty and safety of the city.

Mayor Petersen concurred that code enforcement was an issue and that the City needed to decide if more regulations were required.

On the issue of traffic, Mr. Halloway pointed out that there are very few restaurants in the area of the university and that people needed to drive from their place of work to go eat lunch. He added that the updated General Plan addressed these questions.

Mayor Petersen asked Mr. Robert Frost, Director of Loma Linda University if they had plans for new buildings at the university in the next 20 years. Mr. Frost replied that they did but he could not elaborate on the subject.

Commissioner Patel was next to express his concerns:

- He was in favor of smart growth

- He agreed with allowing a higher density to reduce traffic and added that it touches the whole community
- He also agreed with the university being a focal point and hoped that it would be developed as a downtown with access to pedestrians and cyclists
- He would like to see more mixed-use designations and more parks and recreation areas. He added that the role of the Commissioner was to look at the best use of land.

Commissioner Essex stated that he favored more community-friendly activities such as a city pool, and shared-use parks and open spaces. He added that Loma Linda had the advantage of having the use of the south hills area for recreation. He concluded by saying that people need to have a place to get out and exercise.

Commissioner Rosenbaum stated that she had chosen to live in Loma Linda because it spoke to her fundamental sense of value. When making a decision on a project, she stated that she thought of two things to help her make the decision:

- Would it improve the city in the long term, and
- How would it impact the population?

She concluded by saying that she concurs with the City Council's views regarding code enforcement and their goals.

Commissioner Christianson explained that he has been a long-time resident of Loma Linda and would like to see the City continue to grow and get better. He stated that he felt that the Planning Commission's role was to work with the City Council to maintain the way of life that the residents are accustomed to. He continued to say that he attends City Council meetings to keep in touch with projects throughout the process.

Mr. Christianson listed his goals as follows:

- Work with staff to achieve consistency in how projects are presented and approved by developing a checklist so all developers are provided with the same requirements
- Preserve the historic areas of the City especially the area on Mission Road and make a determination on how high density housing could be integrated without interfering with historical sites
- Continue to work with the Loma Linda University so their Master Plan compliments the City's General Plan.

Chair Marilyn Roberts was the last to speak. She identified the following goals:

- Flexibility
- Creation of design guidelines via the General Plan for consistency in the development of projects in the City
- Application of Livable Communities concepts vs. new urbanism principles.

Chair Roberts stated that she viewed the role of the Planning Commissioners as independent advisors, free from any political demands, to the City Council. She concluded by saying that the collective goal should be for the Planning Commission and the City Council to effectively work together.

Councilman Robert Ziprick commented that the members of the City Council appreciate all recommendations and opinions expressed by the City's Commissions, Committees, and Boards. Mr. Ziprick stated that he was not against the idea of a member of the Planning Commission being designated to attend City Council meetings to give the Commission's reasoning on particular decisions.

Councilman Christman stated that he had one concern about the Lewis project slated for the corner of California Street and Mission Road, because he didn't think it was the right project for that corner. He continued with the following points:

- Loma Linda University expansion should include and promote for-profit development to increase tax dollars
- The development planned for the south hills seemed reasonable
- The Planning Commission could get involved with the financial side of a project to appreciate the impact of their decisions
- The City should make every effort to reduce the delays in the decision-making process so that businesses wanting to establish themselves in the City do not regard as high risk to get through the development process
- He had concerns about high density relative to narrow streets and how they are used for traffic calming.

Councilman Ziprick expressed the following concerns and point of view:

- Create a new downtown
- Save the railroad for a possible future rail connection through Loma Linda to the desert cities
- Consider a long range plan for the south hills for open space and conservation
- Envision custom homes for Loma Linda as they are being built in other cities
- Be lenient and flexible towards businesses wishing to come to Loma Linda
- Emphasize the importance of the Bi-county corridor issue.

Mr. Ziprick concluded his report by saying that he was not looking for rubber stamp decisions, and that he welcomed the recommendations of all of the committees because they are very important in helping the City Council make the right determinations.

Mayor Petersen provided the following viewpoints:

- The idea of high density housing to encourage people to walk, not drive
- The need for a trails system
- The incorporation of affordable housing
- The need for open space
- Plans for the best use of the south hills, not to isolate future residents from the rest of the city
- Address the issue of custom lots
- The importance of the bi-county corridor and the Evans Street issues.

Mayor Petersen also addressed issues that he felt created stress among the people of Loma Linda. He cited four observations:

1. The rivalry between the old time residents who see the city as it was and would like to keep it that way, and new citizens who want progress and increased property values;
2. The conflict between developers and their projects and the City's vision;
3. The need for low and moderate income housing vs. the market rate; and,
4. Concerns about micro managing of development projects by the Planning Commission.

Mr. Petersen also discussed access to the south hills area by Loma Linda residents on motorcycles, all terrain vehicles, bicycles, and hikers in that the City needed to make the rules clear for everyone.

The floor was open to public comment.

Dr. David Bieber stated that he appreciated being invited to attend the meeting and that he thought it was a good idea to let residents know the direction that the City Council and the Planning Commission are taking.

Mr. Fred Ramos, representative for the Bryn Mawr residents also thanked the City Council and the Planning Commission for the invitation.

Dean Horinouchi of the Japanese SDA Church asked if Loma Linda University was planning to provide more restaurants with outside seating. Mr. Robert Frost, Director of the Loma Linda Foundation replied that they were coordinating with staff as the General Plan Update progressed to complete their Master Plan.

Mr. Glenn Elssmann, Mission Development, stated that he saw this meeting as an opportunity to discuss the good of the community. He continued to say that he respects the efforts of the Planning Commission to keep high quality housing in the City, and expressed his support of defining standards so that developers know what staff, the Planning Commission, and the City Council expect of them.

Mr. Kurt Swigart brought up the issue of intra-city public transportation to connect with other means of mass transit such as trains.

Mr. Leland Lubinsky stated that he agreed with the Mayor about the use of high density for the same reasons that Mr. Petersen had mentioned. He wanted to know if this idea could be applied to properties around Loma Linda University.

Chair Roberts responded to Mayor Petersen's issue of the PC micro managing development projects. She explained that the Planning Commission had evolved over time, that their job description was brief and subject to change when staff in the Community Development Department changed. She added that there was no architectural review committee to assist them, and no design standards to provide to developers. Ms. Roberts explained that she considered it her job as a commissioner to see the overall picture and to be detail-oriented.

Director Woldruff assured Ms. Roberts that an Urban Design Element Update in the General Plan would address the future Development Code so that it would match with the City's vision.

Mayor Petersen brought the meeting to a close by stating that joint meetings of the City Council and the Planning Commission should be scheduled more frequently in the future to ensure that both bodies shared the same vision and goals.

The meeting was adjourned at 8:50 pm

Minutes were approved at the Special Meeting of June 25, 2003

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Administrative Secretary